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To: Clerk to Bills Committee, Attn: Mr. S. C. Tsang
Legislative Council

From: Dr. Alan Leung Your Fax No.: 2869 6794

Your Tel. No.: 2869 9215 Page(s): 4 (Including this page)

Date: 16 January, 2004

Subject: Bills Committee on Town Planning (Amendment) Bill 2003
Proposed Amendments to the Plan-Making Systems under the Bill

Dear Sir,

Thank you for your letter of 8 January 2004 inviting WWF Hong Kong to give our views and comments on the proposed amendments to the plan-making systems under the Bill. Our recommendations on the corresponding issues are as follows:

- a) We support the retention of the two-month plan publication period for new plans, amendments to approved plans and standardization of two-month publication period for the amendments of draft plans for providing sufficient time for the public to submit representations.
- b) We consider that the three weeks for public inspection and comments on representation is appropriate.
- c) We consider the public should have the opportunity to response during the hearing of Town Planning Board.
- e) We support the retention of the status quo of CE in C.

Following up our submission dated 22 August 2003, we are looking forward for further updates on our previous concerns, including:

- 1. The setup of a Conservation Land Use Committee to consider applications and other land use matters related to land use conflicts between conservation and development.
- 2. Our objection against the proposal to enable the Board to delegate its power to a public officer to determine acceptance of further information in relation to applications for amendment of plan, planning permission, amendment to planning permission and in relation to review applications under section 17 [Clause 3].
- 3. The exemption of minor amendments (e.g., "Class A & B amendments") which may



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comprise the right of public to submit comment on planning applications.

4. The practical difficulty for an applicant to get the contact information of the landowners [Clause 13 and 16(a)] who actually may be living overseas for years. It may also be difficult for some application cases to obtain the consent of the landowner in respect of the application before the application is made.
5. The proposals of new designations such as “Environmentally Sensitive Areas”, “Special Design Area” and “Designated Development” to effect better planning control and give due regard to environmental and urban design considerations in the plan-making process

Thank you for your consideration.

Yours faithfully,

Dr Alan Leung
Senior Conservation Officer
WWF Hong Kong